

Direction: CITY1324.DSS

Chairperson Erickson called the regular meeting of the Plan and Zoning Commission to order at 5:30 p.m. on Monday, April 27, 2015, in the Council Chambers of the West Des Moines City Hall, located at 4200 Mills Civic Parkway, in West Des Moines.

Roll Call: Andersen, Brown, Costa, Crowley, Erickson, Hatfield, Southworth.....Present

Item 1 - Consent Agenda

Item 1a - Minutes of the meeting of April 13, 2015

Chairperson Erickson asked for any comments or modifications to the April 13, 2015 minutes.

Moved by Commissioner Crowley, seconded by Commissioner Hatfield, the Plan and Zoning Commission approve the minutes of the April 13, 2015 meeting.

Vote: Andersen, Brown, Costa, Crowley, Erickson, Hatfield, Southworth.....Yes
Motion carried.

Item 2 – Public Hearings

**Item 2a – Aspire, Southside of Stagecoach Drive approximately 680 feet west of South 68th Street/
Galleria Drive – Vacate a portion of public street right-of-way associated with driveway turnouts
constructed along the south line of Stagecoach Drive – VAC-002590-2015**

Chairperson Erickson opened the public hearing and asked the Recording Secretary to state when the public notice was published. The Recording Secretary indicated that the notice was published in the Des Moines Register on April 17, 2015.

Chairperson Erickson asked for a motion to accept and make a part of the record all testimony and all other documents received at this public hearing.

Moved by Commissioner Crowley, seconded by Commissioner Andersen, the Plan and Zoning Commission accept and make a part of the record all testimony and all other documents received at this public hearing.

Vote: Andersen, Brown, Costa, Crowley, Erickson, Hatfield, Southworth.....Yes
Motion carried.

Josh Trygstad, Civil Design Advantage, 3405 SE Crossroads Drive, Grimes, representing the applicant requested vacation approval for a portion of the public street right-of-way associated with the driveway turnouts constructed along the south side of Stagecoach Drive at two entrances. Mr. Trygstad commented that some of the right-of-way has been provided to accommodate future traffic signals.

Case Planner Portz had no additional comments.

Chairperson Erickson asked if anyone from the audience would like to speak to this item; seeing none, closed the public hearing and asked for continued discussion or a motion.

Moved by Commissioner Costa, seconded by Commissioner Crowley, the Plan and Zoning Commission

approve a resolution recommending City Council approve the Vacation request for a portion of public street right-of-way associated with the driveway turnouts constructed along the south side of Stagecoach Drive, subject to the applicant meeting all City Code requirements.

Vote: Andersen, Brown, Costa, Crowley, Erickson, Hatfield, Southworth.....Yes
Motion carried.

Item 3 – Old Business

There were no Old Business items on the agenda.

Item 4 – New Business

Item 4a – Aspire (Previously known as Roger’s Farm East), South of Stagecoach Drive, East of Jordan Creek Parkway, West of S. 68th Street – Approval of a site plan to construct a 222 unit townhome development – Aspire Residential, LLC – SP-002589-2015

The Commissioners were provided at the dais a copy of an email that was sent to staff from the Pheasant Ridge Home Owner’s Association President regarding the height limit of the Aspire development.

Josh Trygstad, Civil Design Advantage, 3405 SE Crossroads Drive, Grimes, representing the applicant, requested Site Plan approval to construct a 222 unit attached townhome development with two and three storied rental units on 26 lots. Mr. Trygstad pointed out on a map the sanitary sewer from the west, storm sewer drainage, and the water main which connects to Stagecoach Drive.

Planner Portz mentioned the email that was received from the President of the Pheasant Ridge Home Owner’s Association speaking to the height of the buildings, and the fact that he would prefer that the three-story buildings be located along Stagecoach Drive rather than adjacent to Pheasant Ridge. Mr. Portz stated that the applicant was in compliance with the PUD as a specific location of the three-story buildings was not specified in the PUD for this property.

Mr. Portz discussed a condition of approval regarding the building design. He stated that staff has worked extensively with the architects on this project to enhance the building design. Mr. Portz continued that staff questioned the mass of the end units and that extra windows or other options could be identified to break up the building mass, specifically on the three-story buildings. Staff will continue to work with the applicant on elevation design to address building mass of the end units.

Commission Crowley asked and the Commission was provided a larger Site Plan to show where Pheasant Ridge was located in comparison to the Aspire development.

Chairperson Erickson asked if anyone from the audience would like to speak to this item; seeing none, asked for continued discussion or a motion.

Moved by Commissioner Crowley, seconded by Costa, the Plan and Zoning Commission adopt a resolution recommending the City Council approve the Site Plan to construct 222 townhomes and associated site improvements, subject to the applicant meeting all City Code requirements and the following:

1. The applicant acknowledging that appropriate access drives, acceptable to the Fire Marshal must be in place prior to issuance of building permits.

2. The applicant acknowledging that useable roadways necessary to access a dwelling building as determined by the Fire Marshal will need to be available prior to issuance of any occupancy permits within the building, including temporary occupancy permits.
3. The applicant acknowledging that if future phases are not constructed, or not constructed in a timely fashion, the assigned building numbering may need to be adjusted. Said adjustments may affect buildings already occupied which will result in address changes for the residents.
4. The applicant agreeing that they will continue to work with staff on the design of the visible end elevation of the 3-story buildings to address the building mass of the end units.
5. The City Council approving the associated drive turnout right-of-way vacation request and completion of the disposition of the property prior to the issuance of a building permit, including footing and foundation permits for any building located within the subject vacation areas.

Vote: Andersen, Brown, Costa, Crowley, Erickson, Hatfield, Southworth.....Yes
Motion carried.

Item 4b – Lindsey Farm Plat 1, 1001 Timberbrook Avenue – Subdivide property into nine (9) single family lots – Frank Lindsey - PP-002554-2014

Steven Venard, Bishop Engineering, 3501-104th Street, Urbandale, representing the applicant, requested Preliminary Plat approval to subdivide the property located at 1001 Timberbrook Avenue into nine single family lots for residential development. A location map was provided of the 29 acre site located in Madison County outside the City limits, west of Timber Brooke Avenue, and north of 105th Street. Mr. Venard noted that a Final Plat will be submitted for three lots. He explained that the Preliminary Plat showed nine lots for future master planning for further subdivision, future sanitary sewer service, and future public roadways. Mr. Venard expressed agreement with staff's conditions of approval.

Chairperson Erickson asked if anyone from the audience would like to speak to this item; seeing none, asked for continued discussion or a motion.

Moved by Commissioner Hatfield, seconded by Brown, the Plan and Zoning Commission adopt a resolution recommending the City Council approve the Preliminary Plat to create nine (9) lots for single family development, subject to the applicant meeting all City Code requirements and the following:

1. That a note be formulated by the property owner or representative of the property with regard to potential future assessments for public infrastructure improvements and placed on the preliminary and final plats, after City review of said note.
2. The applicant providing final drawings of the preliminary plat which addresses staff comments prior to the final plat proceeding to the City Council for approval.
3. That the City Council waive the requirement for an agreement and waiver for public improvements including but not limited to the reconstruction of Timberbrook Avenue, the installation of public sidewalks, and the installation of street lights along public streets adjacent to this development.
4. That the west roadway be allowed which exceeds the City's maximum dead end length until such time that the roadway can be extended to connect to a secondary roadway as shown on the City's Ultimate Streets Plan. In the interim, access roads should be 20 feet in width, constructed and

surfaced with materials that will withstand 75,000 pounds of gross vehicle weight, and maintain a vertical clearance of 14 feet.

5. That the City Council waive the requirement for the installation of dry sewers.

Vote: Andersen, Brown, Costa, Crowley, Erickson, Hatfield, Southworth.....Yes
Motion carried.

Item 4c – Tallyn’s Reach, Generally located at the southwest corner of Cascade Avenue and S. 91st Street – Subdivide the property into 19 lots for construction of a detached townhome development - PP-002604-2015/SP-002605-2015

Josh Trygstad, Civil Design Advantage, 3405 SE Crossroads Drive, Grimes, representing the applicant requested Preliminary Plat and Site Plan approval to subdivide the property located at the corner of Cascade Avenue and S. 91st Street into nineteen postage lots for the construction of a detached townhome development. Mr. Trygstad stated that this was the Old Regency development, and that the same layout was being followed as half of the utility permits had already been obtained. Mr. Trygstad pointed out on a location map the detention pond at the southwest corner of the site and that sanitary sewer and water previously existed within the site.

Mr. Trygstad expressed agreement with staff Conditions of Approval.

Case Planner Munford added that this was one of the properties that the PUD was updated to eliminate the 55-year age requirement. Mr. Munford continued that staff added a standard for the architecture as illustrated in Attachment D of the staff report. The applicant wants more of a custom product which staff will accommodate while still obtaining an acceptable product. Also, there was the stipulation that the postage stamp lots had to have a five foot minimum separation between the closest building element, similar to what was required of the Whisper Ridge development.

Commissioner Costa inquired if there should be a 10 ft buffer between buildings. Mr. Munford responded that there is actually 15 ft between buildings, but 5 ft between the window wells, the closest element.

Chairperson Erickson asked if anyone from the audience would like to speak to this item; seeing none, asked for continued discussion or a motion.

Moved by Commissioner Costa, seconded by Andersen, the Plan and Zoning Commission adopt a resolution recommending the City Council approve the Preliminary Plat to create 19 lots and approve the Site Plan to allow the development of a 19 lot detached townhome development and associated site improvements, subject to the applicant meeting all City Code requirements and the following:

1. The applicant acknowledging that there shall be consistency in architectural style and compatibility in materials and colors between all homes. At the time of Building Permit submittal, should a home design be determined by staff to be inconsistent to the approved images provided with this site plan, staff approval of a Level 1 Minor Modification Permit Application will be necessary prior to the issuance of a building permit, including footing and foundation permit; and
2. A minimum of five feet (5') as measured from the lot line of the postage stamp lot to the closest element of the dwelling building, including roof overhangs, bump-outs, bay windows, window wells, etc. shall be provided.

Vote: Andersen, Brown, Costa, Crowley, Erickson, Hatfield, Southworth.....Yes
Motion carried.

Item 5 – Staff Reports

Moved by Commissioner Hatfield, seconded by Commissioner Crowley, to nominate Commissioner Brown as Vice Chairperson, to which Commissioner Brown agreed to serve in this capacity.

Vote: Andersen, Brown, Costa, Crowley, Erickson, Hatfield, Southworth.....Yes
Motion carried.

Item 6 - Adjournment

Chairperson Erickson asked for a motion to adjourn the meeting.

Moved by Commissioner Andersen, seconded by Commissioner Brown to adjourn the meeting.

Vote: Andersen, Brown, Costa, Crowley, Erickson, Hatfield, Southworth.....Yes
Motion carried.

The meeting adjourned at 5:50 p.m.

Craig Erickson, Chairperson
Plan & Zoning Commission

Kimberly Taylor, Recording Secretary